



**PLANNING AND ZONING
COMMISSION**

MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m. Chairman Riggs presiding.

2. ROLL CALL

Present: Tom Riggs, Cate Huisman, Mose Dunkel, Jason Welker, Slate Kamp, Forrest Schuck, John Hastings
Absent:

3. ANNOUNCEMENTS

4. PUBLIC FORUM

5. CONSENT CALENDAR

Item Number:	5A.	<i>Action Item</i>
Topic:	MINUTES FROM JANUARY 7, 2020, REGULAR MEETING	

Motion to approve the Consent Calendar.

Result:	
Moved by:	Hastings
Seconded by:	Schuck
Voted Yes:	Riggs, Huisman, Dunkel, Welker, Kamp, Schuck, Hastings
Voted No:	
Abstained:	
Absent:	

6. NEW BUSINESS

Item Number:	6A
Topic:	CONDITIONAL USE PERMIT #PCUP20-0001
Staff:	Planning and Community Development Director Aaron Qualls
Description:	A request by Cedar Street Investments LLC for a Conditional Use Permit to allow for a 20-unit multi-family development on a 39,688 square foot site located at 1723, 1721, 1717, 1715 Cedar St. and 1722 and 1724 Oak St. in the Residential Multi-family (RM) zone. The site is legally described as Lots 1A, 1B, 2A, 2B, 4A, and 4B of the Replat of Centennial Place Subdivision, Sandpoint Idaho, as shown on the plat thereof; located in Section 21, Township 57 North, Range 2 West.

Motion made that the Sandpoint Planning Commission, after consideration of the criteria and relevant standards of Idaho Code and Sandpoint City Code, **APPROVE** the request by Cedar Street Investments, LLC. for a Conditional Use Permit to allow for the proposed 20-unit multifamily development in the Residential Multi-Family Zone subject to the following conditions:

- A. A six-foot (6') wooden fence shall be constructed at the eastern border of the property as well as the southern border of existing lots 2A and 2B. The fence shall be in accordance with City Code §9-4-2-3.H.10 (Walls and Fences)
- B. The 6 lots currently encompassing the project site must be replatted prior to submission of a site plan review application in order to combine all lots into a single lot allowing for double frontage in accordance with Sandpoint City Code §10-1-6 and include a named access through the development in accordance with Bonner County naming standards and the United States Postal Service Addressing Standards.
- C. Mailboxes shall be placed in accordance with the U.S.P.S. delivery requirements.

- D. A revised plat prior to receipt of a site plan review application must show a public ingress and egress easement through the proposed north-south walkway on the western edge of the site in order to provide for safe connectivity through the block.
- E. Parking shall not be allowed along the 16' wide one-way portion of the access drive aisle to allow adequate fire department access. The curb shall be painted red and appropriate no parking signage shall be placed.
- F. All exterior lighting shall utilize light sources not to exceed two thousand seven hundred (2,700) Kelvin to mitigate negative health effects associated with higher temperature light sources.

Based on evidence, records, and testimony, the reasons for approving this request are:

- 1) Staff has followed the notice procedures applicable to Conditional Use Permits contained in Idaho Code 67-6512 and Sandpoint City Code Title 9, Chapter 9.
- 2) Based on information presented at the hearing and the placement of limitations through conditions, the application is in compliance with the nine criteria for Conditional Use Permits as outlined in Sandpoint City Code §9-9-6 A.3.H per the following justification(s):
 - a. The use is not hazardous or disturbing to existing neighborhood uses.
 - b. Is not unharmonious to the surrounding neighborhood given the current 40' limit for houses, apartments, or condos.
- 3) The requested Conditional Use Permit is not inconsistent with the overall planning goals and objectives outlined in the Comprehensive Plan.

Result:	
Moved by:	Welker
Seconded by:	Dunkel
Voted Yes:	Dunkel, Kamp, Riggs, Welker
Voted No:	Hastings, Huisman
Abstained:	Schuck
Absent:	

Motion made to approve the design waiver and that the following are met:

- a. That the granting of the waiver will not be in conflict with the intent of the multi-family design standards, shall not negatively impact the existing neighborhood and shall enhance the overall design quality of the project;
- b. That there is an exceptional circumstance relating to the design or configuration of the property, which is not generally applicable to other properties or otherwise anticipated by the standards in the district.
- c. The granting of such relief will not be materially detrimental to the public health, safety or welfare, or injurious to the property, improvements or the quiet enjoyment of the surrounding properties and neighborhood.
- d. The granting of such relief will not be in conflict with the goals and policies of the comprehensive plan.

Result:	
Moved by:	Kamp
Seconded by:	Huisman
Voted Yes:	Dunkel, Welker, Hastings, Huisman, Kamp, Riggs
Voted No:	
Abstained:	Schuck
Absent:	

7. OLD BUSINESS

Item Number:	7A
Topic:	COMPREHENSIVE PLAN UPDATE
Staff:	Planning and Community Development Director Aaron Qualls
Description:	Overview of feedback received / Draft vision statements for review / Next steps

8. ADJOURNMENT